

Appendix

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EXISTING PLANNING AND DEVELOPMENT SERVICES DEPARTMENT ORDINANCES

Bar Ordinance

Flood Damage Prevention Ordinance

Historical Zoning Ordinance

Industrial Waste Ordinance

Interim Drainage and Erosion Control Ordinance

Junked Vehicles Ordinance

Landscaping and Buffering Ordinance

Minor Plat Ordinance

Mobile Home Parks Ordinance

Planned Development District Ordinance

Right-of-Way Ordinance

San Marcos River Corridor Ordinance

Sign Ordinance

Street Abandonment Ordinance

Street Name Change Ordinance

Subdivision Ordinance

Tax Abatement Ordinance

Temporary Food Service Ordinance

Weed Ordinance

Zoning Ordinance

GLOSSARY OF TERMS

Acre - A measure of land containing 43,560 square feet.

Annexation - The process by which a city extends its municipal services, regulations, voting privileges and taxing authority to new territory.

Apartment - Rental unit in a multifamily structure which contains more than two units. Apartments are not individually owned.

Area Credits - In the Landscaping and Buffering Ordinance, refers to a reduction in the amount of landscaping required if existing trees are preserved in the development of an area of land.

At-grade Intersection - The intersection of two or more thoroughfares at the same elevation or level.

Buffering - A design or a physical development technique that shields areas from nearby incompatible or offensive land uses.

Capital Improvements Program (CIP) - A proposed timetable or schedule of all future capital improvements to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Types of projects commonly included in a CIP are water and sewer lines, thoroughfares, drainage improvements, libraries, police and fire stations, parks, and other related public facilities.

Citizens Advisory Committee (CAC) - A diverse group of San Marcos citizens, appointed by the City Council, assigned the task of developing a vision for the future of San Marcos. The

committee identified major issues and community goals to be addressed in the master planning process. The committee also made advisory recommendations to the Planning and Zoning Commission.

City Council - The City's primary policy-making body, composed of the Mayor and six at-large elected members. The City Council has final authority on zoning cases and most development requests, and also adopts the Master Plan.

Cluster-type Development - A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features. The overall density of the development must still comply with ordinance standards.

Community Development Block Grants (CDBG) - A program of the Federal government under which funds are given for community improvement projects in targeted low and moderate income areas.

Density - The average number of dwelling units per acre in a development. A distinction is often made between net and gross density. Gross density includes all the land within the boundaries of the particular area. Net density excludes certain areas such as streets, easements, bodies of water, or other areas unavailable for development.

Edwards Aquifer - An underground water-bearing network of porous limestone located in the Texas Hill Country, containing exceptionally pure water. It is the sole source of drinking water for over 1.5 million people, as well as a source of water for irrigation. San Marcos and Comal Springs are artesian springs of the Edwards Aquifer. Direct recharge features allow the Aquifer

to recover quickly from overdrafting with heavy rainfall events, but also make it vulnerable to pollution.

Effluent - A discharge of pollutants, with or without treatment, into the environment. The term is generally used to describe discharges into water.

Endemic - Term used to describe an animal or plant species found exclusively in one locale or region.

Extra-Territorial Jurisdiction (ETJ) - The contiguous unincorporated land adjacent to a city's corporate limits where the city may exercise subdivision and water quality regulations, and within which no other jurisdiction may annex land without the city's permission. San Marcos has a two-mile ETJ.

Fault Line - A fracture in the rock strata caused by geological activity.

Federal Emergency Management Administration (FEMA) - The federal governmental agency whose responsibilities include coordination of the National Flood Insurance Program. Residents of cities qualifying for the program may purchase flood insurance. FEMA works with local governments to ensure that development and redevelopment in flood plain areas meets federal criteria.

Flood Plain - The channel and the relatively flat area adjoining the channel of a stream or river which has been or may be covered by a flood. .

Flood Plain (100-Year) - Any area which has a 1% or greater chance of being inundated by floodwaters in any given year, and which has been adopted by the Federal Emergency

Management Agency as the basis for flood plain management. In San Marcos, a flood plain permit is required for any development in the 100-year flood plain.

Flood Plain (500-Year) - Any area which has a 0.2% or greater chance of being inundated by floodwaters in any given year. A flood plain permit is not required for development.

Floodway - The channel of a stream or river and any adjacent areas that must be kept free of encroachments so that a 100 year flood can be carried without substantial increases in flood height. In San Marcos, development is prohibited in the floodway.

General-Law City - A municipality without a home rule charter. A community with fewer than 2,000 inhabitants and no more than two square miles of area can incorporate as a general-law municipality. A general-law city may only annex territory with the consent of the majority of property owners in the area proposed for annexation.

Grade Separation - The intersection of two or more thoroughfares at different elevations, i.e. an overpass.

Home-Rule City - A municipality with a population of 5,000 or more which has adopted a home rule charter. Home-rule cities have the power to annex territory on a non-consensual basis as long as the territory does not lie within another municipality's ETJ.

Impervious Surface - A surface covered by a building, pavement or other structure that prevents water from penetrating the soil.

Infrastructure - Facilities and services needed to sustain industrial, commercial, and/or residential development. Infrastructure includes water and sewer lines, streets and roads, communications, and/or public facilities such as parks and police stations.

KWH - Kilowatt hours.

Key Rate - A standard established by the Texas State Board of Insurance for determining the applicable insurance charges for commercial property in various cities based on its fire protection and prevention capabilities.

Land Use Plan - A map and accompanying descriptions which serves as a general guide for the future land use pattern of the city.

Low to Moderate Income - As defined by the Federal government, those families earning from 50% to 80% of the median family income for a Metropolitan Statistical Area. The median family income for the Austin-San Marcos MSA in 1995 was \$43,200.

MGD - Million gallons per day.

Mass Transit - A public common carrier transportation system having established routes and schedules.

Master Plan or Comprehensive Plan - A comprehensive long-range plan intended to guide the growth and development of a community or region and one that includes analysis, recommendations and proposals for a community's population, economy, housing, transportation, community facilities and land use.

Master Plan Steering Committee - Five-member advisory group responsible for the overall coordination and scheduling of the master planning process and related activities.

Median - The middle value in a range of numbers. The median is the figure where half the numbers are greater and half are less. The median is generally preferred over the mean (adding all the numbers and dividing by the number of figures) because the mean can be skewed by one or more exceptionally large or small numbers.

NAAQS - National Ambient Air Quality Standards. Maximum levels of certain pollutants allowed in the air as set by the Environmental Protection Agency (EPA). The national standard for ozone is 0.12 parts per million. If a metropolitan region exceeds that level more than one day per year over a three year period, the EPA may designate the area as a non-attainment area, imposing more stringent air pollution controls.

Photosynthesis - Chemical process by which plants convert sunlight striking their leaves in the presence of carbon dioxide and water into glucose and oxygen.

Planning and Zoning Commission - A nine-member body responsible for conducting public hearings on proposed amendments to the city's zoning and land use maps. Following the hearing the Commission makes a recommendation to the City Council. The Planning and Zoning Commission also makes a recommendation to City Council regarding the adoption of the Master Plan. The Planning and Zoning Commission also considers and approves all plats.

Reliever Airport - An airport that can be used by small-engine aviation aircraft for local and regional service into larger airports, such as Austin and San Antonio.

Right-of-way - Land owned by an entity and designated for the location of infrastructure; usually roads and utility or drainage improvements.

Runoff - The portion of rainfall which does not permeate the ground and flows across the ground surface and terminates in a body of water.

San Marcos - A Texas Natural - A city-initiated program to increase economic activity in downtown San Marcos through group marketing of retail shops emphasizing Texas-made products.

Single-Family Detached Unit - An individual building occupied by not more than one family, that is not attached to any other dwelling unit.

Standard Metropolitan Statistical Area (SMSA) - An area designated by the U.S. Bureau of the Census for the purpose of comparative analysis. SMSA's include cities of greater than 50,000 people and surrounding communities that have a direct economic relationship to them.

Subdivision Ordinance - Local regulations establishing standards and procedures for the division of land into smaller parcels which includes provisions for the installation and cost allocation of streets, utilities, drainage facilities, and other necessary improvements.

Townhouse - A single-family dwelling unit sharing at least one common wall with another single-family dwelling unit.

TxDOT - Texas Department of Transportation, formerly the Texas Highway Department.

Vision Statement - An overall image of what a community wants to be and how it wants to look in the future. It is based on present and future conditions expected to affect the city, and the goals and desires of the citizens given those conditions.

Watershed - The entire land area that drains into a creek or river.

Zoning Ordinance - Local regulations that divide a community into districts for the purpose of regulating appropriate types and intensities of land use throughout the city.